

STREAMLINED DESIGN REVIEW APPLICATION

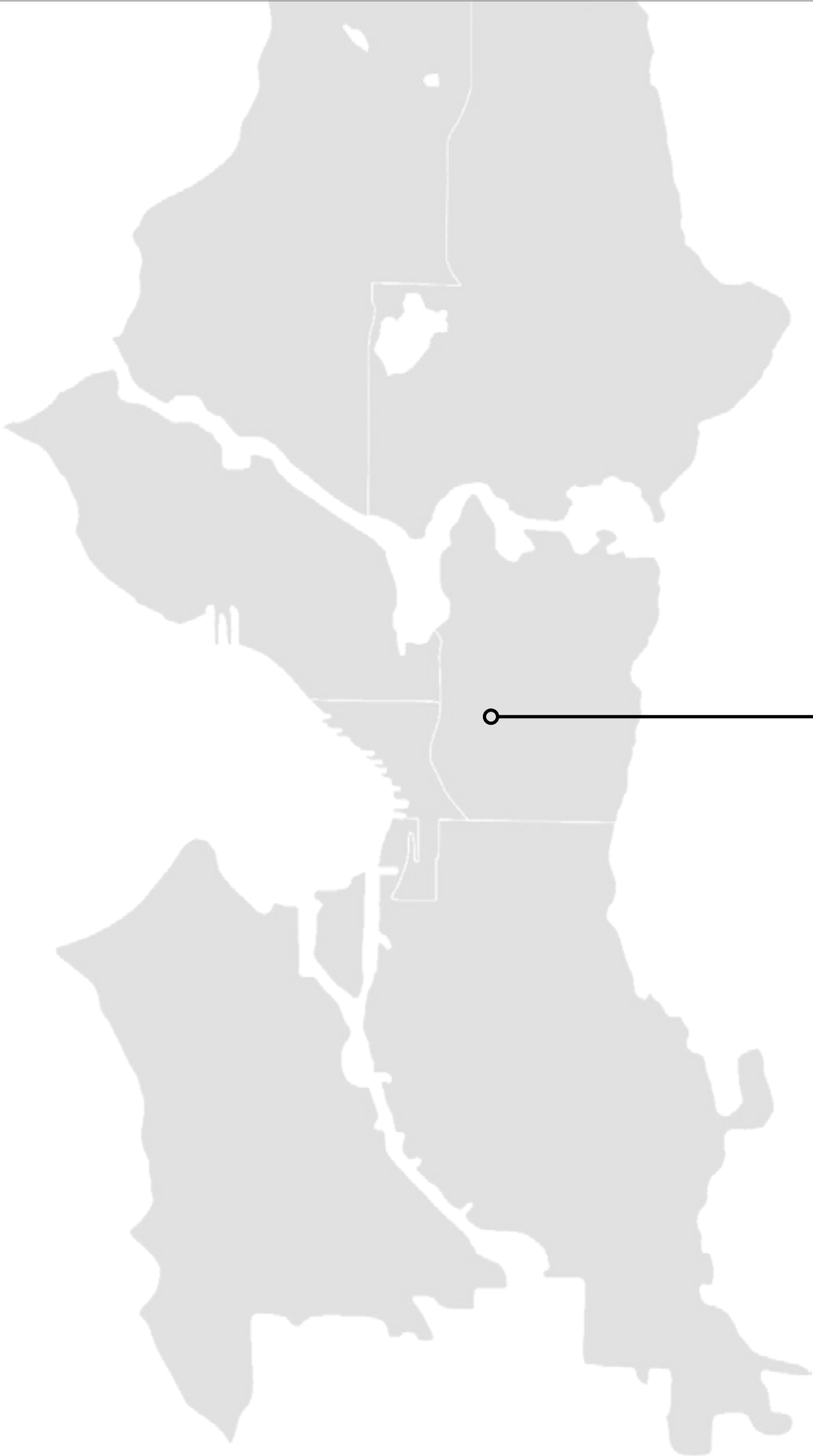
DCI # 3026082
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Seattle, WA 98122

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VICINITY MAP

EXISTING SITE

The project site (APN: 600350-0635) is located on E Howell St between 11th Ave to the west and 12th Ave to the east. Opposite the project, to the north of the subject parcel are (9) townhomes built in 2006. Immediately west of the subject parcel is the German United Church of Christ and its rectory built in 1906. To the immediate east is a large 45 unit apartment building completed in 1925. To the immediate south is a single family home whose parcel is under development (SDCI #3025994). The subject parcel is 4,300 SF and measures roughly 48'-0" wide at the south and 38'-0" wide at the north by 100'-0" deep. The site slopes down from east to west, with an overall grade change of approximately 4 feet. Currently there is (1) single-family home of approximately 2,400 SF on site. There is also an existing Pacific Yew identified as an exceptional tree on site.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3 and is located on the south side of the Capitol Hill neighborhood. Low Rise zoning transitions to Neighborhood Commercial zoning immediately to the east and one block to the west of the subject parcel. Low Rise zoning also transitions to Neighborhood Commercial zoning one block south of the subject parcel at E Olive St. Low Rise zoning continues north of the subject parcel for approximately three-quarters of a mile where it transitions to single family zoning at E Aloha Street. The site is located in the Capitol Hill Urban Center Village and two blocks north of the Pike/Pine Urban Center Village. At the project parcel, E Howell St is categorized as an access street which connects to minor arterial 12th Ave to the east and ends at Cal Anderson Park to the west. The site is located in an Urban Center and Station Area Overlay, therefore no parking is required.

DEVELOPMENT OBJECTIVES

The project proposes the construction of (6) new townhouses with no parking provided. The existing residence on the parcel will be demolished. The proposed townhouses promote thoughtful density in Seattle while responding to the existing character and scale of the neighborhood. The project parcel, located within the Capitol Hill Urban Center Village, in close proximity to the Pike/Pine Urban Center Village, and three blocks away from the Capitol Hill Light Rail Station is prime for denser development and a focus on a pedestrian oriented lifestyle.

NEIGHBORHOOD CUES

The proposal is a true urban infill project; the only mid-block parcel facing E Howell on this section of the street, located between and across from corner sites. The townhouses are located one parcel from Cal Anderson Park, a main community and recreational hub in the neighborhood. They are ideally located within walking distance of Broadway, E Olive Way, 12th Ave, 15th Ave E and both E Pike and E Pine - all main commercial areas within Capitol Hill, each with their own diverse character and offerings of shops, restaurants, bars, supermarkets, parks, fitness facilities, art galleries, performance venues, and medical and educational facilities. The project's proximity to the Capitol Hill Light Rail Station makes much of the city, including downtown and the airport, convenient and affordable to access.

The existing buildings surrounding the site are a mix of early 1900's single family homes, 1920's apartment buildings, 1980's condominiums, and townhouse and mixed-use buildings constructed between 2005 and present. The 1900's homes are predominately clad in lap siding in light, muted colors while the apartment buildings are constructed of red brick. The newer construction relies heavily on cementitious panel as the primary siding material, varying pattern and color for visual interest.



SITE LOCATION

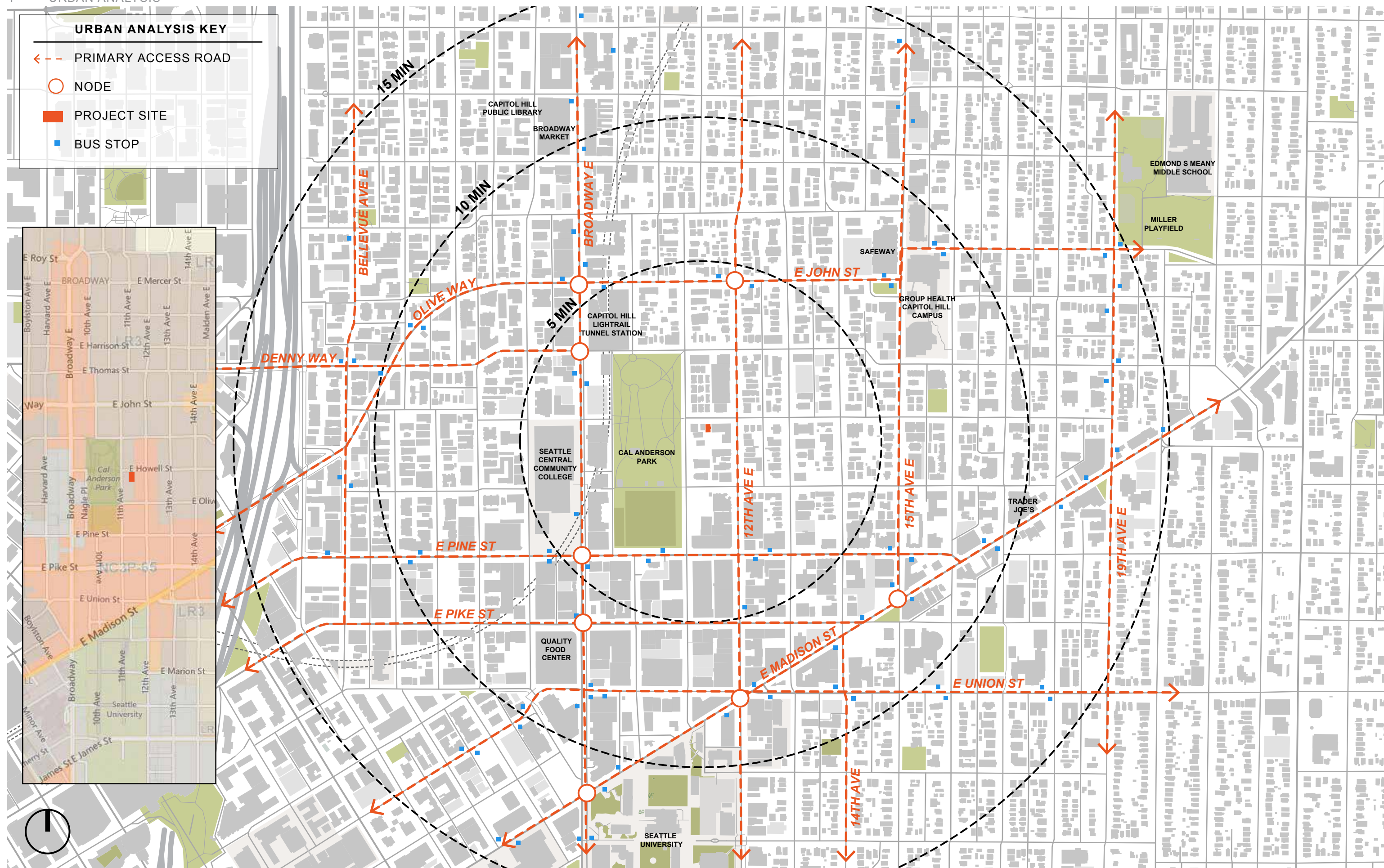
1111 E Howell St
Seattle, WA 98122

PROJECT PROGRAM

Site Area: 4,300 SF
Number of Residential Units: 6
Number of Parking Stalls: 0
Approx. FAR (Overall) = 6.020 SF
Approx. FAR Per Unit = 1,000 SF

ADJUSTMENTS REQUESTED

None





CAL ANDERSON PARK



PIKE/PINE NEIGHBORHOOD BUSINESSES



CAPITOL HILL BRANCH LIBRARY



SEATTLE CENTRAL COLLEGE



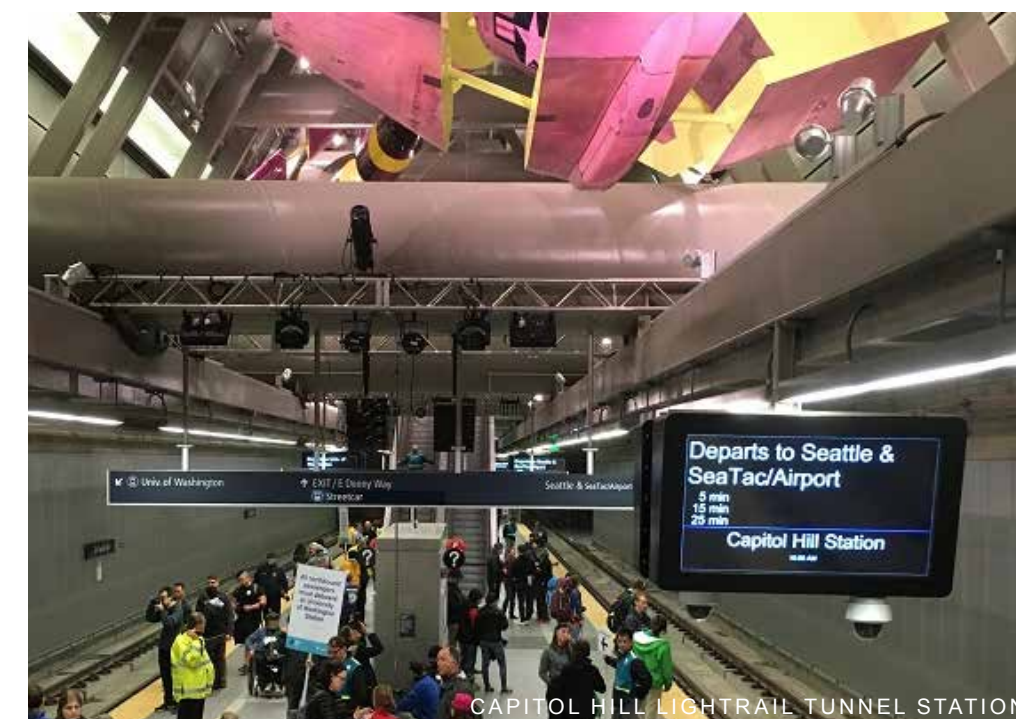
BROADWAY MARKET



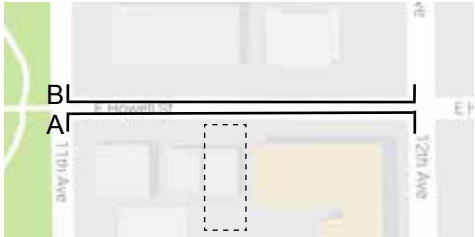
12TH AVE ARTS BUILDING



SEATTLE UNIVERSITY



CAPITOL HILL LIGHTRAIL TUNNEL STATION



SITE

STREET LOOKING SOUTH (A)



ACROSS FROM SITE

STREET LOOKING NORTH (B)

EXISTING SITE CONDITIONS

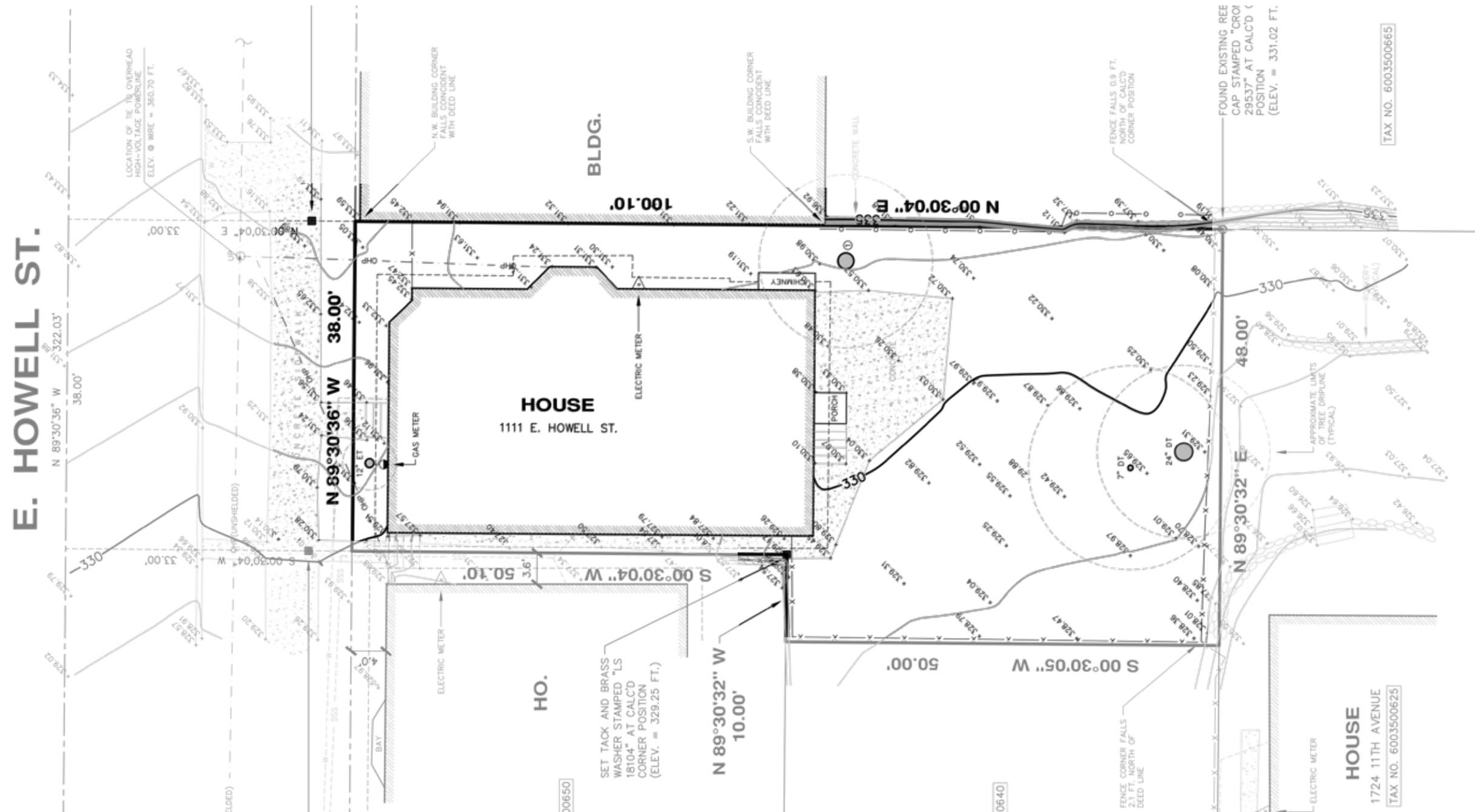
As stated previously, the project site is located on E Howell St in between 11th Ave to the east and 12th ave to the west. The subject parcel is 4,300 SF and measures roughly 48'-0" wide to the south and 38'-0" wide to the north by 100'-0" deep. Immediately west of the subject parcel is the German United Church of Christ. To the immediate east is a large (45) unit apartment building. The project site is zoned LR3.

The site slopes down from east to west, with an overall grade change of approximately 4 feet. The west edge of the apartment building is located along the shared property line. To the south of the apartment building is an existing 7 foot tall concrete retaining wall that transitions to a rockery approximately 7 feet tall that retains a parking lot for the apartment residents.

Currently there is (1) single-family home of approximately 2,400 SF on site. There is also an existing Pacific Yew identified as an exceptional tree on site.

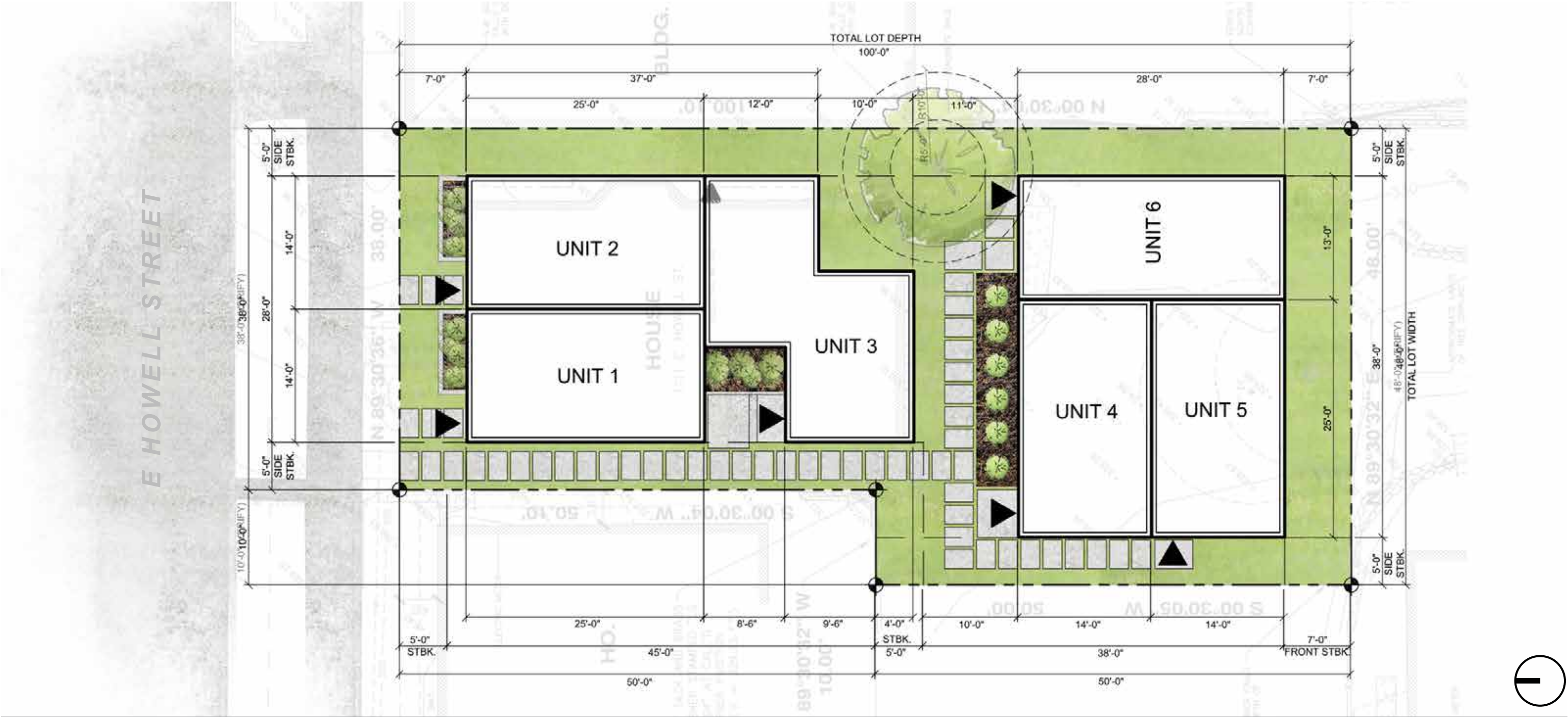
LEGAL DESCRIPTION

NAGELS 2ND ADD POR BEG NE COR OF 6TH S 100FT THE W 48 FT TH
N 50 FT TH E 10FT TH N 50FT TH H 38F TO POB.
Plat Block: 28
Plat Lot: 5-6



SITE PLANNING + LANDSCAPE APPROACH

The six proposed units are arranged in two clusters of three townhouses. A designated pedestrian pathway is located at the south edge of the site for access to Units 3 through 6. Two bioretention planters along E Howell help to individualize the street facing entries and preserve the existing street edge. Ground level landscaping will highlight the existing exceptional Pacific Yew tree and create usable yard space for the residents.





①



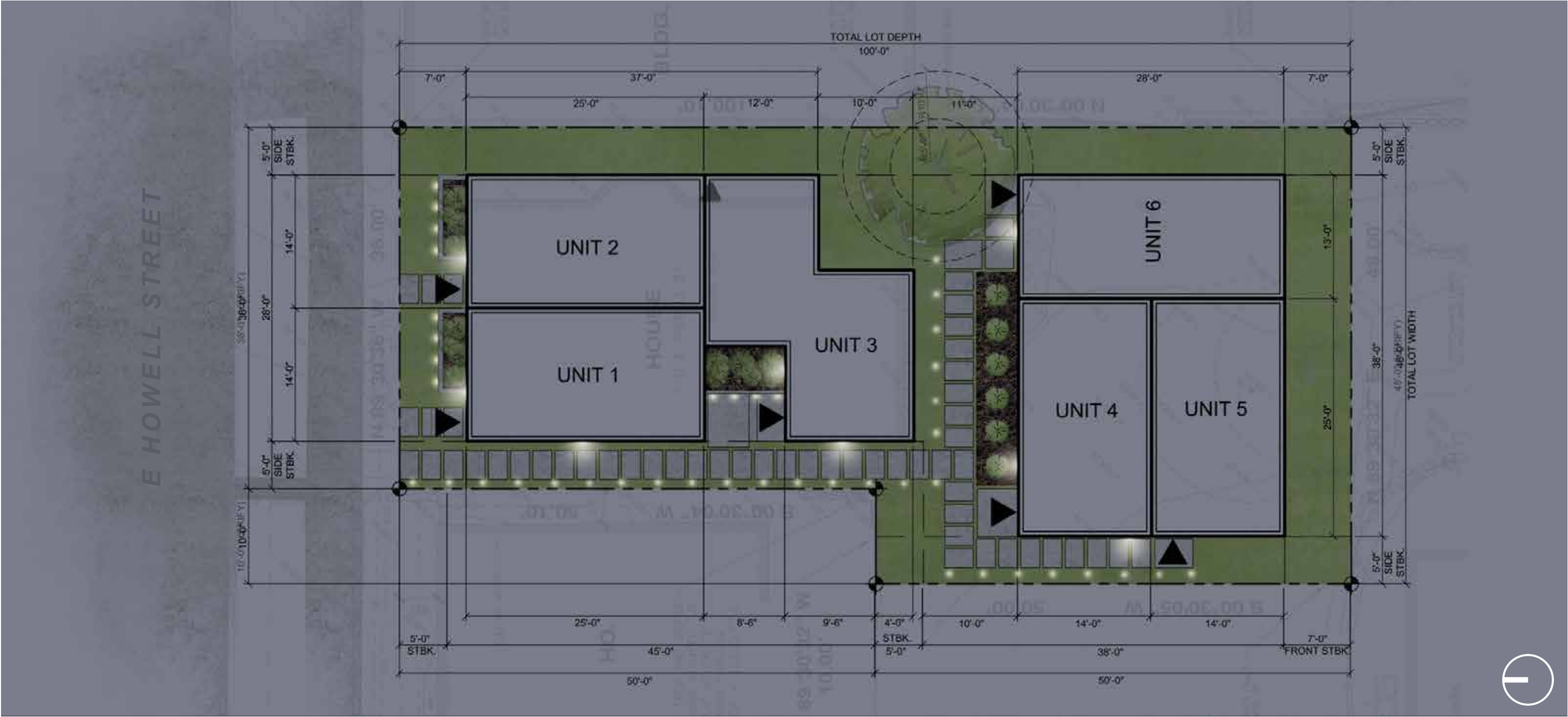
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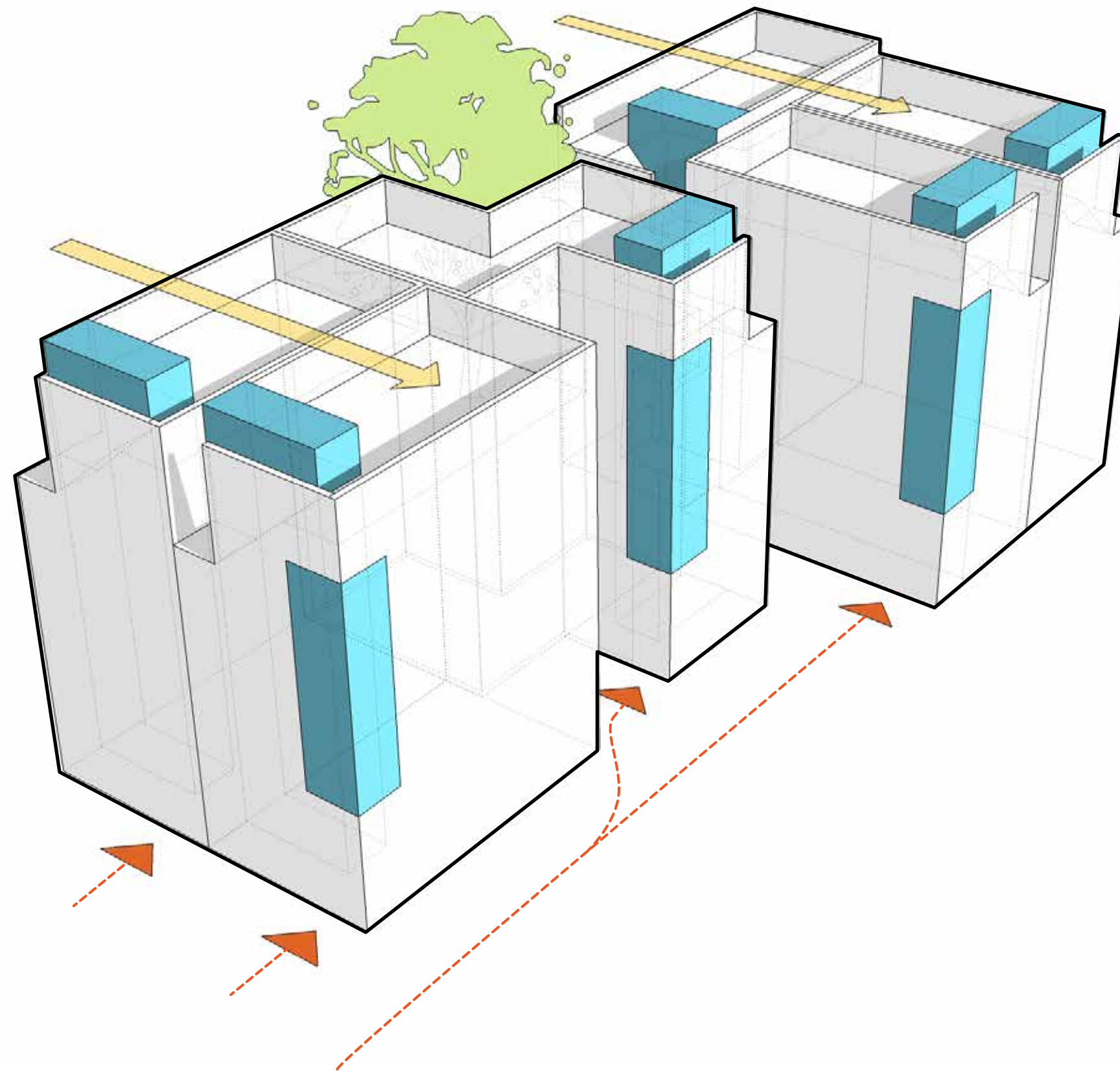


③

PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries and along common walkways. Lighting on the bioretention planters facing the street will enhance the overall lighting and landscaping design. Fixtures will be ground and entry related and shielded from interfering with neighboring buildings.

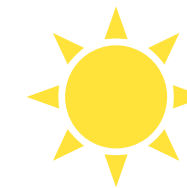


**EXCEPTIONAL TREE**

The preservation of the existing exceptional Pacific Yew tree on site informed the location of the buildings. The form of Unit 3, specifically, takes its shape around the tree's dripline. The tree becomes a focal point of the pathway between the buildings and enhances the entry of Unit 6 and the ground level outdoor amenity space of Unit 3.

**ENTRIES VISIBLE FROM THE STREET**

Though only two unit entries are directly adjacent to the sidewalk the entries of Units 3 and 4 were located to be visible from the street for street level surveillance and wayfinding.

**PRESERVATION OF NATURAL LIGHT + VIEWS**

The lack of stair towers permits views toward the park for all units and preserves the solar access of the roof decks.

**HIGHT, BULK, SCALE**

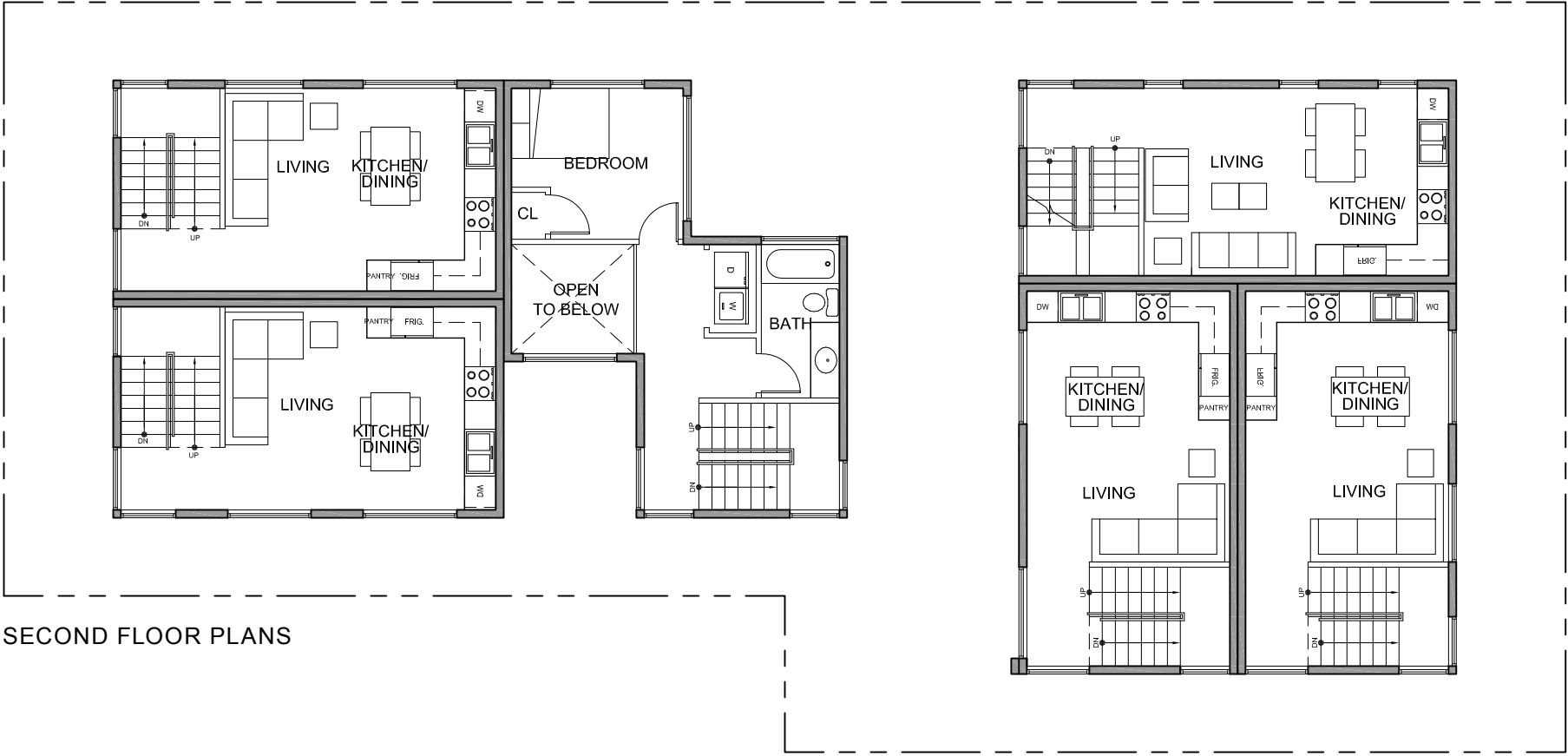
There are no true stair towers on this project to reduce the height and bulk of the building, specially at the street edge. Connection to the roof decks is from an exterior stair accessed on the third floor. Large glazing is deployed at the stair towers to decrease mass and volume.

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	C. Relationship to the Block D. Height, Bulk and Scale I. Streetscape Compatibility*	CS2.C.2. Mid-Block Sites: Look to uses and scales of adjacent buildings; continue strong street edge where present... CS2.D.5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting privacy... CS2.I.iv. Orient townhouse structures to provide pedestrian entrances to the sidewalk	The concrete planters retain and strengthen the existing street edge while allowing the townhouse entries to set back from the street for privacy. The two street facing units have street facing entries and an additional two unit entries are also visible from the street.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	CS3.A.2. Contemporary Design...Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles...	This urban infill project serves as a transition between NC and LR zoning, fitting between a 4-story apartment building and single-story home. Brick, a traditional material used throughout the neighborhood and cementitious panel, commonly used in the neighborhood on more recent developments are blended together to further transition the project.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	B. Safety and Security D. Wayfinding III. Personal Safety and Security*	PL2.B.1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses. PL2.D.1. Design as Wayfinding: Use Design features as a means of wayfinding... and provide clear directional signage where needed PL2.III. i. Consider pedestrian-scale lighting..., architectural lighting..., and transparent windows...	Large glazing and street facing entries provide lines of sight and natural surveillance for the west units. Furthermore, through site geometry and strategic planning two additional units have lines of sight to the street. With four of six entries visible from the sidewalk wayfinding is inherent. Large unit signage is also located at each entry and addressing is integral to the concrete planters along E Howell. Path, entry and landscaping lighting will enhance the pedestrian experience and wayfinding for the site.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	PL3.A.1.d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy and emphasize personal safety and security for building occupants.	Massing, window composition and vertical modulation provide rhythm to the street facing building making unit identities clear. Additionally, the planters located adjacent the entry provide additional unit identification. Awnings and signage are located at entries, further clarifying and differentiating each unit in the project.
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture	DC2.B.1. Facade Composition: Design all building facades...considering the composition and architectural expression of the building as a whole. DC2.C.1. Visual Depth and Interest: Add depth to facades... by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. DC2.D.2. Texture: Design the character of the building... to strive for fine-grained scale, or “texture”, particularly at the street level...	The buildings were designed as a whole; windows and materials wrap at all corners and visibility from the street, parking lot to the east and from Cal Anderson Park to the west were considered. Material and window composition provides visual interest and the exterior roof deck access stair at the third floor, along with entry awnings and planters provide visual depth at the street edge. Textural materials - brick, concrete and metal railing - are used at the street and roof deck levels where they can be touched and interacted with.
DC4. Exterior Elements and Materials	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Exterior Elements and Finishes I. Height, Bulk and Scale*	DC4.A.1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. DC4. I. i. Masonry and terra cotta are preferred building materials although other materials may be used in ways that are compatible...	The building exteriors are clad in high quality, durable and easily maintainable materials. Brick, seen throughout the neighborhood, is used in a modern way as a building base, adding texture and scale to the pedestrian realm. Light cementitious panels with dark infill panel highlight the form and uniqueness of the exterior stair and concrete and metal open railing accents provide aesthetic interest.

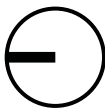
*CAPITOL HILL NEIGHBORHOOD DESIGN GUIDELINES

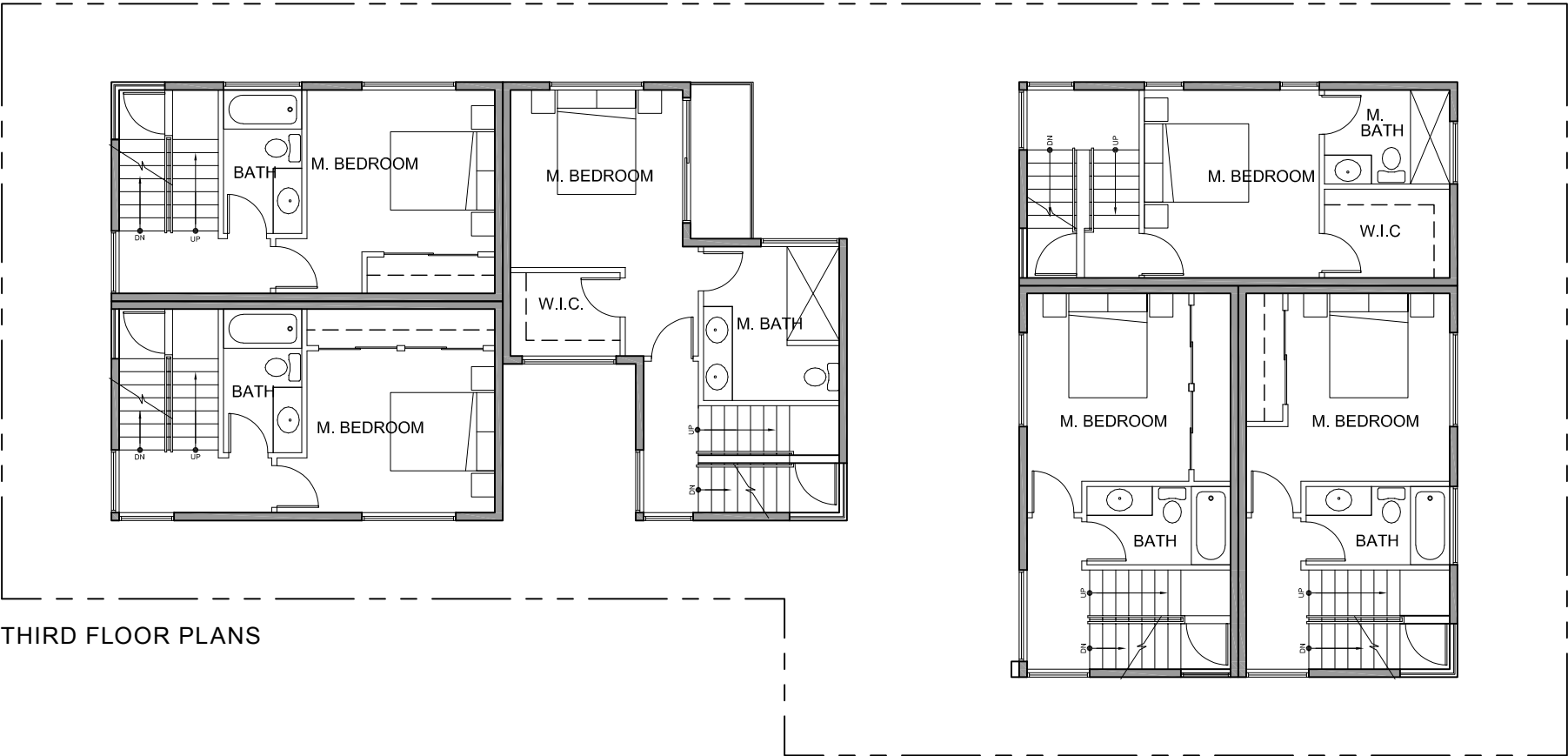


FIRST FLOOR PLANS

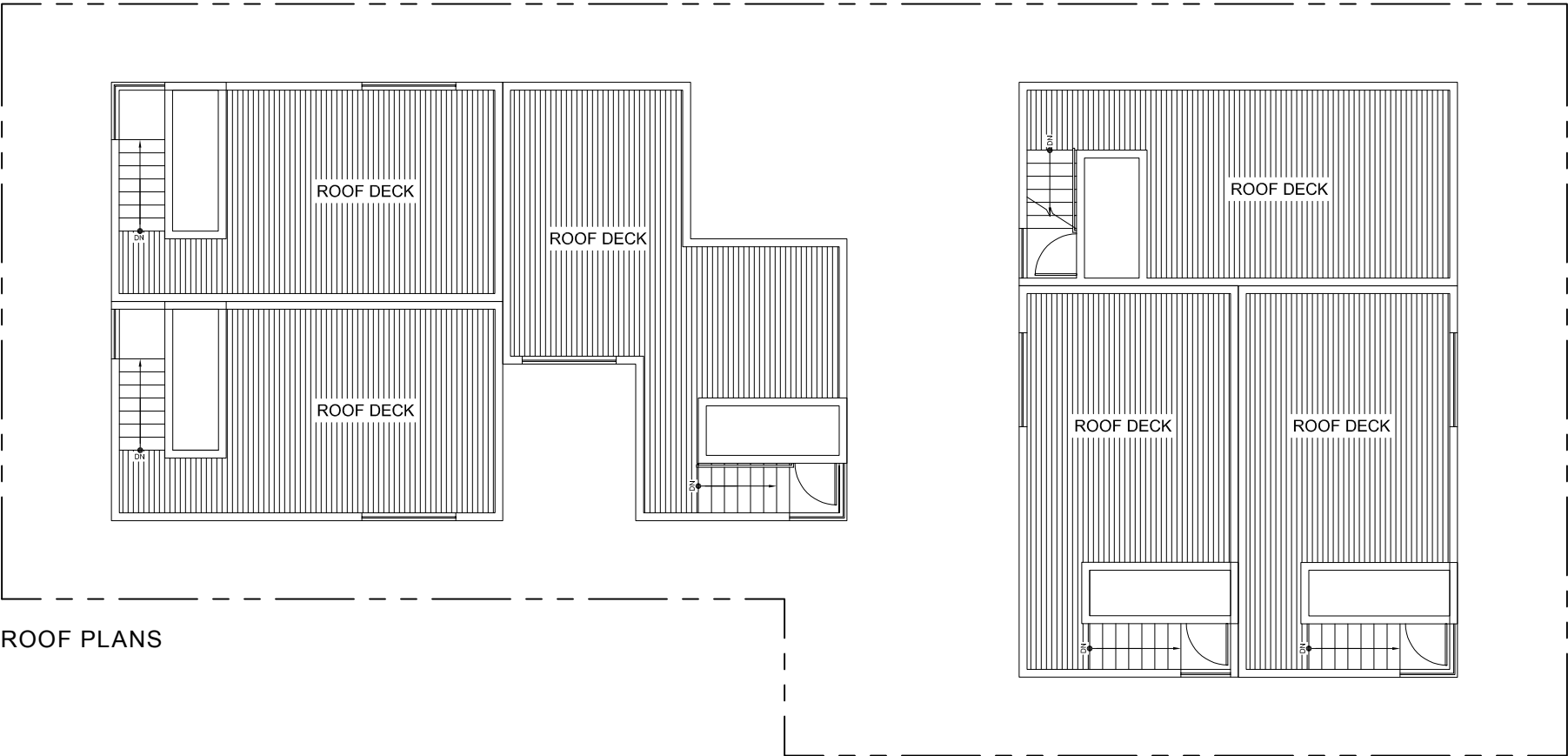


SECOND FLOOR PLANS

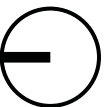




THIRD FLOOR PLANS



ROOF PLANS





NORTH ELEVATION



EAST ELEVATION



① BRICK



② CEMENTITIOUS PANEL
(WHITE AND BLACK)



③ CEMENTITIOUS PANEL
(LIGHT ACCENT COLOR)



④ CONCRETE



⑤ METAL OPEN RAIL



SOUTH ELEVATION



WEST ELEVATION

PROPOSED MATERIALS

The material palette is simple and contemporary while drawing inspiration from the brick texture of the neighboring apartment building in a modern way. Dark brick in a stacked bond pattern is located along the first floor, serving as a base to break down the scale of the building and provide texture at the pedestrian level. Cementitious panel in a variety of hues is utilized for the overall form of the building - white with dark window infill panels and a light accent color to articulate the exterior access to the roof deck. Concrete planters and open metal rail provide high quality architectural details.



PRIVACY STUDIES - WEST NEIGHBORS



PRIVACY STUDIES - EAST NEIGHBORS



MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



JUNE 21, 9 AM



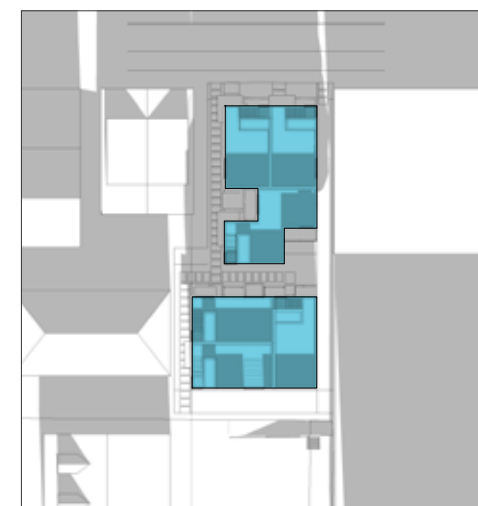
JUNE 21, 12 PM



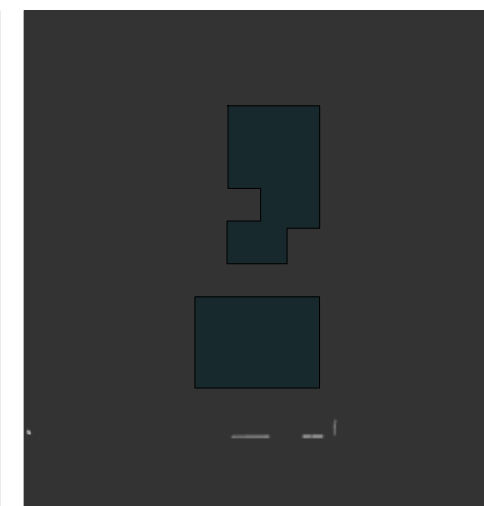
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



VIEW FROM HOWELL STREET

URBAN INFILL

The project is located on a mid-block parcel at a zone transition between NC and LR zoning. The three-story massing transitions between the 4-story apartment building to the east and the single-story residence to the west. The townhouse massing also anticipates the likelihood that the parcel to the west will be developed to its maximum development potential in the future.

CS2.C, CS2.D, CS3.A

HEIGHT, BULK, SCALE

In plan, stairs are located along the street edge of the building. To reduce the potential height and bulk of the building an exterior roof access stair is utilized in lieu of a full height penthouse. The angled wall at the third floor is a subtle expression of the stair behind. An open rail at the third floor exterior landing further breaks down the height and scale of the building and contributes to individual unit identity.

CS2.D, DC2.A

STREET EDGE

The townhouses are set back 7' from the street facing property line to create a threshold between the public sidewalk and private entry. Concrete planters adjacent to the unit entries are located 4' from the property line to retain and continue the existing street edge established to the west.

CS2.C, CS3.A



VIEW FROM HOWELL STREET (NORTHEAST CORNER OF SITE)



VIEW FROM HOWELL STREET (NORTHWEST CORNER OF SITE)

GLAZING STRATEGY

To create transparency at the street for better views, light and “eyes on the street”, large floor-to-ceiling windows are located along the west elevation, specifically at the building corners. Due to the location of the stairs in plan the varying window heights create visual interest at the streetscape. The simple glazing composition assists in breaking down the mass of the building and providing a differentiation of units.

PL2.B, PL2.11, DC2.B

HIGH QUALITY MATERIALS

A dark brick veneer is used as a base material at the street edge, at building entries and along pathways for warmth and texture at the pedestrian realm. Brick is commonly seen throughout the neighborhood on existing character apartment and commercial buildings. Brick is used here in a modern interpretation to mediate the transitions between the historic brick apartment building to the east, the rectory and church to the west clad in lab siding and the cementitious panel of the newer townhouses across the street. Beyond the brick base the project is clad in light colored cementitious panel with dark infill panels to highlight and connect the large windows. Concrete and metal open railing provide textural, human scale accents at the ground and roof levels.

DC2B, DC2D, DC4.A, DC4.1

WAYFINDING

All entries are indicated with large, unit specific signage adjacent each door, four of which are visible from the street. Addressing for units not seen from the street is incorporated into street level signage. Addressing is also integral to the street facing concrete planters.

PL2.D, DC2.C

ENTRIES

The two units fronting E Howell have street facing entries that are clear and distinct. The geometry of the site and the strategic location of entries to Units 3 and 4 provide visibility to and from the street for greater surveillance and more successful wayfinding.

PL2.B, PL2.D, PL2.II, PL3.A, CS2I.IV



VIEW OF ENTRY AT UNITS 3 & 4 FROM PEDESTRIAN ACCESS PATHWAY



VIEW OF ENTRY AT UNITS 4 & 6 FROM PEDESTRIAN ACCESS PATHWAY



AERIAL PERSPECTIVE